



# Stunning 3 bed 2 bath home

35 Ashley Avenue, Cherrymount, Waterford City



## Guide Price €180,000

MLS ID:  
770821001-1072

 Bedrooms:	3
 Bathrooms:	2
 Floors:	2

 Total SqM:	C. 95
 Year Build:	1999

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# Terraced House - For Sale - Waterford City

No 35 Ashley Avenue in Cherrymount is a beautiful 3 bedroom 2 bath terraced home presented to the market in pristine condition. It overlooks a large green area to the front and has a double paved parking area and a low maintenance walled in rear garden.

Immediate amenities include the Kilbarry Supervalu shopping centre, the Kingfisher leisure centre, Kilbarry Eco park, Kingsmeadow and Westgate Retail Parks, Tramore Road business park, the regional sports centre, the Ursuline schools and all are within walking distance of this turn key home.

Accommodation includes ent hall, sitting room, kitchen diner and wc on the ground floor, two spacious double bedrooms, one single bedroom and family bathroom on the first floor. All the bedrooms have fitted wardrobes.

Heating is gas fired and the BER energy rating is C2. This stylish home is sure to impress, viewing is a must. Call us on 051 843684 for appointments.

## BER



198.79 kWh/m<sup>2</sup> per year

## Accommodation:

### Entrance Hall

Polished tiled floor, carpeted stairs to first floor

### Sitting Room

Wooden floor, fireplace with gas inset, double doors to kitchen dining room

### Kitchen/Dining

Open plan kitchen dining room with modern kitchen and sliding doors to patio and rear garden

### WC

Tiled floor, wc and whb

### Master Bedroom

Wooden floor, fitted mirrored sliderobes

### Bedroom 2

Wooden floor, fitted mirrored sliedrobes

### Bedroom 3

Wooden floor, fitted wardrobes

### Bathroom

Fully tiled, bath with overhead electric shower, whb with vanity unit and wc.

# Gallery



# Broker/Owner



## Margaret Fogarty MIPAV MMCEIP TRV

Broker Owner,

RE/MAX Property Specialists

3 Parnell Street

Waterford.

X91 X4XD

Auctioneers | Estate Agents | Valuer

Mobile 086 8280021

Email: margaretfogarty@remax.ie

Licence No. 001308-001351

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